

## MEETING NOTES

**NAME OF GROUP:** NEBRASKA CAPITOL ENVIRONS COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, October 23, 2019, 8:00 a.m., Conference Room 214, County-City Building, 555 S. 10<sup>th</sup> Street, Lincoln, Nebraska.

**MEMBERS IN ATTENDANCE:** Mary Campbell, Kile Johnson, Ann Post and David Quade; (Heidi Cuca, Delonte Johnson and Karen Nalow absent).

**OTHERS IN ATTENDANCE:** Ed Zimmer, David Cary and Teresa McKinstry of the Planning Department, Bob Ripley and Matt Hansen from the Nebraska Capitol Commission, Jason Jackson, Kenny Zoeller, Doug Carlson and Caleb Strate of the Nebraska Dept. of Administrative Services; Lynn Johnson and J.J. Yost of Parks and Recreation; John Badami, Daniel Siedhoff and Rousol Aribi of DLR Group.

**STATED PURPOSE OF MEETING:** Nebraska Capitol Environs Commission Meeting

Chair Kile Johnson called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Johnson then called for a motion approving the minutes of the regular meeting held August 22, 2019. Motion for approval made by Campbell, seconded by Quade and carried 4-0: Campbell, K. Johnson, Post and Quade voting 'yes'; Cuca, D. Johnson and Nalow absent.

### **DESIGN CONCEPTS FOR UPGRADES TO STATE EXECUTIVE OFFICE BUILDING, 521 SOUTH 14<sup>TH</sup> STREET IN THE CAPITOL ENVIRONS DISTRICT:**

John Badami stated that the purpose of today is to give an update on the process. We have been asked by the State of Nebraska to put together a program statement, analyze the building, look at any efficiencies and come up with recommendations for any needed upgrades. The envelope is in very poor shape. We understand the importance of the façade since this building is on Capitol Square. Ultimately, we will need to come up with some recommendations for the façade. These will need to be priced for the State to come up with their budget.

Daniel Siedhoff stated that this building is fairly unique in that it is a small site and a prominent location. Last week, we had a meeting with the State to go over possibilities and options. Coming out of that meeting, our charge was to continue on with what to do with the current asset. Most things are at the point of total replacement. We recommend to keep the structure. The PTAC (Packaged Terminal Air Conditioning) units are what is feeding space. There is a cavity on the front. There is an exhaust section with a large fan in the interior. It is loud and makes for a poor work space. There is water coming into the wall assembly. Electrical systems are very out of date. Water heaters have been placed in toilets stalls. We don't have proper ADA (Americans with Disabilities Act) facilities throughout the building. The elevator system was updated about ten years ago. The building has an additional floor from what we see in the 50 foot height restriction. The floor to floor height is ten feet in some spaces. We need to consider this as we look at mechanical systems. We are considering mechanical systems that are VRV cassettes. It is a ductless air conditioning and heating system. It would allow us to keep some ceiling height. There would be heat exchangers or systems outside. We may have to consider roof units or locate on the ground. The roof may not be able to handle the weight. We would have to consider this, along with any needed screening. There are considerations that would be brought back here for presentation at another meeting. We are interested in looking at taking this building down to the structure. It would essentially be a new building around the existing skeleton. We are looking at what the constraints would be. The existing architecture in the area is a variety of material and style. There are different heights and constraints. We wanted to touch on examples in the area. He wants to know what the Commission thinks have been successes in the area.

Bob Ripley didn't know that he would live long enough to see award winning buildings in the area, on what used to be other buildings. Structurally, do we know what the exterior skin could evolve into, in the capacity of what is there? There is not a lot of mass to this exterior envelope. He questioned if there is the capability of adding something more, structurally. Badami noted that the ground level is small than what is above. We need to look at what we can do and how much weight we can place above. Siedhoff added that is what we are concerned with, what we can and can't do. We have looked at if the building needs to be squared off. What can it carry and do we need to go to a thin stone? He inquired if this Commission would consider that a viable material.

Ripley believes if the building and the cantilever were extended, he assumes it could handle the capacity of a larger material. Badami stated that is some of the challenges they are looking at. Siedhoff added that they are looking at this as a four sided building, not just the Capitol face.

Zimmer thinks there are examples of quality improvements in the area.

Caleb Strate noted where deliveries would happen. They are working with on some issues regarding the site and the possible location of the mechanicals.

Siedhoff stated they will be back next month with some ideas.

There was a discussion of the building cantilever and existing footings. Quade stated there are options to any issues with the footings.

Post would like to see more stone on the exterior, if possible. Campbell would like to see some visual continuity in the area.

#### **ANNUAL REPORT:**

Zimmer passed out an early draft of the Nebraska Capitol Environs Commission 2019 Annual Report. Principal projects were noted. The event of the year was the Standing Bear installation at the National Statuary Hall in Washington, D.C. It was well attended. This statue is a little more polished and lighter in color than the one that appears in Lincoln.

#### **MISCELLANEOUS:**

- Zimmer stated that he was contacted by Scott Wieskamp with Lincoln Public Schools. There is the desire for an informational sign outside of McPhee Elementary School. There are different options for exterior locations. There is the possibility that this could be a 'No Material Effect'. He will pass on new information as he receives it.
- Zimmer stated that there is a new Ex Officio member of the Commission, Jason Jackson. He is the Director of the State Dept. of Administrative Services.

Jason Jackson introduced himself. He also introduced Doug Carlson and Kenny Zoeller from the Dept. of Administrative Services. It is their intent to have at least one of the three of them attend meetings in the future.

There being no further business, the meeting was adjourned at 8:55 a.m.